

**437 Devonia Way W  
Lethbridge, Alberta**

**MLS # A2329586**



**\$593,985**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | The Crossings                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 1,710 sq.ft.                                                     | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private |               |                   |

|                    |                                                           |                   |     |
|--------------------|-----------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Master bedroom electric fireplace, u/g sprinklers, central vac, garage heater, shed, gazebo, security system

This spectacular Van Arbour-built home is the one your family has been waiting for! Pride of ownership is evident throughout, with thoughtful design features that make this home feel anything but ordinary. With both comfort and functionality in mind, the open-concept main floor makes everyday living and entertaining effortless. A convenient 2-piece bathroom and spacious mudroom off the heated garage provide the perfect drop zone for coats, boots, and backpacks. Cozy up by the gas fireplace on chilly evenings and enjoy the warm, inviting atmosphere. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat featuring a walk-in closet, a luxurious 5-piece ensuite, an electric fireplace, and plenty of room for a king-size bed. The fully finished basement offers exceptional flexibility with a wet bar and space for a fourth bedroom by simply adding a door. Step outside and discover an equally impressive backyard. With no rear neighbours, you'll enjoy added privacy while relaxing on the covered deck or under the pergola. The beautifully landscaped yard features underground sprinklers and full fencing—perfect for kids, pets, and simply enjoying the warm summer nights. Completing the package is a heated, insulated, and drywalled double attached garage with plenty of room for vehicles, storage, and hobbies. From its thoughtful layout and quality craftsmanship to its incredible outdoor space and versatile basement, this home truly checks all the boxes. Conveniently located in the Crossings, you're within walking distance to schools, parks, shopping, and the YMCA. Contact your REALTOR® today to book your private showing!